



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

Memorandum

Date: May 20, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Jillian Harris, Planning and Zoning Administrator
Subject: **Psalm 24:1, LLC. (petitioner) and TW Bridge Associates, LLC. (owner)** – Variance under Section 2.02.1(A) of the Zoning Ordinance to permit a light manufacturing use in the R (Residential) and Town Center Overlay Districts. The parcel is located at 10 Twin Bridge Road, Units 2A & 2B. Tax Map 5D-3, Lot 115. Case # 2015-16.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background: The subject property is located at 10 Twin Bridge Road in the R (Residential), Town Center Overlay, and Aquifer Conservation Districts. The subject units are currently in use as a warehouse and office space. The site is serviced by public water (MVD) and sewer. The abutting properties are commercial/industrial or single family residential land use.

The petitioner is proposing to convert units 2A and 2B into a church and a light manufacturing business called Integrity Laser, Inc, that is described as a clean business running low-power laser imaging systems to decorate, personalize, and etch company logos on parts for individuals and companies that cannot afford the marking systems themselves.

The light manufacturing use is not a permitted use in the Residential and Town Center Overlay Districts and therefore the petitioner is requesting a variance. The petitioner's variance justification indicated that there are currently enough available parking spaces on the property to support the proposed light manufacturing business and the Community Development Department Staff has confirmed that there is the required number of spaces on the site to support both new uses.

Standard of Review: It is the burden of the Petitioner to demonstrate that the five requirements for the granting of a Variance under Section 2.02.1(A) of the Zoning Ordinance have been met to permit a light manufacturing use in the R (Residential) and Town Center Overlay Districts.

Should the Board grant the request, staff recommends the following condition be made part of the approval:

- The petitioner shall obtain Administrative Approval for the change of use from the Community Development Department prior to use of the unit as a light manufacturing business.

cc: Correspondence & Zoning Board File
ec: Psalm 24:1, LLC and TW Bridge Associates, LLC
Carol Miner and Fred Kelley, Building Department